



# City of Carmel

## CARMEL PLAN COMMISSION

### MEETING AGENDA

*Thursday*, APRIL 16, 2015

Time & Location: 6:00 PM, City Hall Council Chambers, 2nd Floor, 1 Civic Square, Carmel, IN 46032

#### Agenda:

- A. Call Meeting to Order
  - B. Pledge of Allegiance
  - C. Roll Call
  - D. Declaration of Quorum
  - E. Approval of Minutes
  - F. Communications, Bills, Expenditures & Legal Counsel Report
  - G. Reports, Announcements & Department Concerns.
  - H. Public Hearings
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1. **TABLED TO MAY 19 - Docket No. 14100008 Z: 321 W. Main Street Rezone.**  
~~The applicant seeks approval to rezone two parcels (totaling 0.33 acres) from R-2/Residential, to B-5/Business. The site is located 321 W. Main Street. It is currently zoned R-2/Residential and lies within Old Town Overlay, Character Subarea. Filed by Ms. Soori Ardalan, owner.~~
  2. **Docket No. 15020011 DP Amend/ADLS: Delta Faucet Headquarters Expansion.**  
The applicant seeks site plan and design approval for an 80,582 sq. ft. building addition and parking area expansion on 12.13 acres. The site is located at 55 E. 111<sup>th</sup> St. and is zoned B-5/Business within the US 31/Meridian St. Overlay Zone. Filed by Paul Reis of Krieg DeVault LLP on behalf of Delta Faucet Co.
  3. **Docket No. 15020012 DP/ADLS: National Bank of Indianapolis - Hazel Dell Corner, Lot 2.**
  4. **Docket No. 15020013 CA: Hazel Dell Corner, Commitment Amendment.**  
The applicant seeks site plan and design approval for a 4,014 sq. ft. bank building with drive thru, on 1.753 acres. The applicant also seeks approval to amend commitments regarding architecture. The site is located at 5760 E. Main St. and is zoned B-3/Business. Filed by Paul Reis with Krieg DeVault LLP on behalf of The National Bank of Indianapolis.
  5. **Docket No. 15020015 DP/ADLS: Sunrise on the Monon Apartments.**  
The applicant seeks site plan and design approval for 31 apartment buildings, consisting of 256 units, plus a clubhouse. The site is located at 9876 Westfield Blvd. and abuts the Monon Greenway. The site is zoned Sunrise on the Monon PUD/Planned Unit Development (Z-598-14). Filed by Willie Hall of Crossroad Engineers, PC on behalf of Sunrise on the Monon LLC.

6. **Docket No. 15020019 DP/ADLS: Rose Senior Living at Carmel – Grand & Main.**

The applicant seeks site plan and design approval for a 176,000 sq. ft. senior living facility with 159 units on 3.674 acres. The site is located at approximately at 12852 Old Meridian St. (on Grand Blvd., south of Main St.) and is zoned PUD (The District: Z-587-14). Filed by Bradley Schrage, PE with American Structurepoint, Inc. on behalf of Edward Rose Senior Living, LLC.

7. **Docket No. 15020020 DP/ADLS: Fairfield Inn & Suites by Marriott – Grand & Main.**

The applicant seeks site plan and design approval for a 61,000 sq. ft. hotel (4 floors or 52' tall, 105 guest rooms) on 2.176 acres. The site is located at approximately 1335 West Main St. (the southeast corner of Grand Blvd. & Main St.), and is zoned PUD (The District: Z-587-14). Filed by Marc D. Pflieger, with Faegre Baker Daniels, on behalf of Main Street Hotel Partners, LLC.

8. **Docket No. 15020021 DP/ADLS: Grand & Main – Multi-Family Block #1.**

The applicant seeks site plan and design approval for a 362,881 sq. ft. multi-family and parking structure (4 stories or 55' tall, 305 units) on 9.822 acres. The site is located at approximately 12890 Old Meridian St. (the northwest corner of Grand Blvd. & Old Meridian St.), and is zoned PUD (The District: Z-587-14). Filed by Steven D. Hardin, Esq., with Faegre Baker Daniels LLP, on behalf of Edward Rose Development Company, LLC.

I. Old Business

1. **Docket No. 14100017 DP/ADLS: Children's Learning Adventure.**

The applicant seeks site plan and design approval for a 33,237 sq. ft. childcare center, on 3.32 acres. The site is located at approximately 750 E. 116<sup>th</sup> St., at the northeast corner of 116<sup>th</sup>/College. It is zoned 116<sup>th</sup> Street Centre PUD/Planned Unit Development (Z-484-05). Filed by Michael Lopez of CEI Engineering Associates, Inc.

2. **Docket No. 15010002 Z: North Augusta, Lot 19, Rezone.**

The applicant seeks approval to rezone 0.81 acres from S-1/Residence to B-7/Business. The site is located at 3808 W. 96th Street, west of Commerce Dr. It lies within the US 421 Michigan Rd. Overlay Zone. Filed by Gopal Rao, land owner.

J. New Business

K. Adjournment